

ATTACHMENT 1

**PROPOSED DEVELOPMENT CONDITIONS
Preliminary Plat #PP02-CR-10**

**Amos Lee and Jane E. Shipe, Owners/Applicants
Parcel I.D. #7827-04-3142-000**

If it is the intent of the Fauquier County Planning Commission to recommend approval of PP02-CR-10, Parcel I.D. # 7827-04-3142-000 to divide approximately 150.5 acres zoned RA (Rural Agricultural) into four (4) single-family residential lots ranging in size from approximately 2.0 to \pm 10.1 acres, staff recommends that such approval requires conformance with the conditions of development cited below:

1. The final plat shall be in general conformance with the preliminary subdivision plat entitled "Shipe's Ridge, Lots 1, 2, 3, 4, 5, 6, & 7 Preliminary Plan" dated July 11, 2002 and received in the Planning Office on June 11, 2002.
2. Prior to final plat and construction plan approval, the applicant shall submit a detailed landscape plan as required pursuant to Section 7-600 of the Zoning Ordinance.
3. A Virginia Certified Professional Soil Scientist (CPSS) shall adjust the preliminary soil map lines (with revisions) onto the final drainfield plat. This shall be done in the field and checked for any additional soil information to be added to the final scale plat map.
4. Interpretive information from the County Interpretive Guide for each mapping unit shown on the above plat shall be placed on the same soil map. Also, a Symbols Legend shall be placed on the plat map to identify spot symbols.
5. A signature block shall be placed on this plat for the CPSS to sign which states:

Preliminary Soils Information Provided by the Fauquier County Soil Scientist Office via a Type I Soil map (1"=400') dated August 13, 2001.

This Virginia Certified Professional Soil Scientist has field reviewed and adjusted the preliminary soil information onto the final plat (1"=___') and certifies that this is the Best Available Soils Information to Date for Lots _____.

Va. Certified Professional Soil Scientist
CPSS #3401-_____

DATE

6. The following statements shall be placed on the same plat map:
 - a. "The County recommends that no below grade basements be constructed on soil mapping units 10B, 13B, 313B&C, 416C and 434B due to wetness

unless the foundation drainage system of the structure is designed by a Virginia Professional Engineer."

- b. "The County recommends that before road or home construction begins in the soil mapping unit 33C a site specific evaluation be conducted so that shallow to bedrock areas are identified. These areas may require blasting if deep cuts or excavation is done."
 - c. "Before a home is started, the builder shall mark the drainfield area off and not disturb it during construction."
7. The shared driveway aprons shall be designed and paved to Virginia Department of Transportation (VDOT) standards and appropriate bonding shall be posted as required by the County and/or VDOT.
8. No additional driveway locations shall be permitted along Elk Run Road.